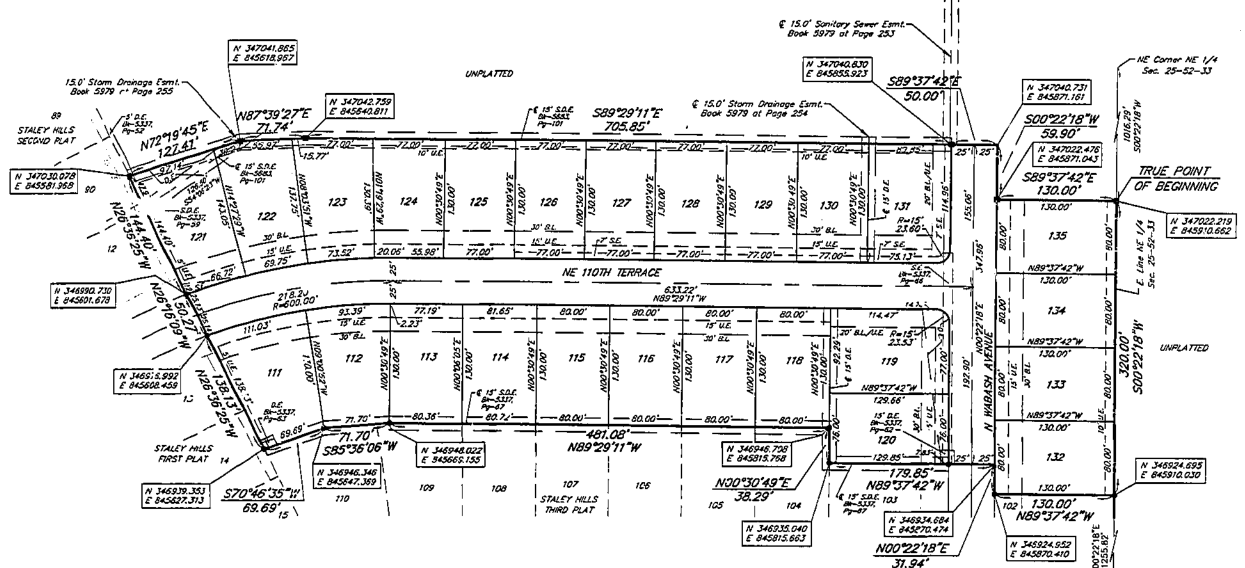
FINAL PLAT OF
STALEY HILLS - FOURTH PLAT
SEC. 25-T.52N-R.33W
KANSAS CITY, CLAY COUNTY, MISSOURI

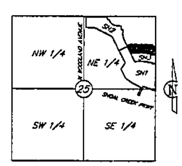
PLEASE RETURN LEGIBLE RECORDED MAP TO THE CITY CLERK'S OFFICE.

Recorded in Clay County, Missouri
Date and Time: 06/10/2010 at 09:38:04 AM
Instrument Number: 2010019180
Book: H Page: 10
Instrument Type PL
Page Count 1
Recording Fee. 369.00 S
Robert T Sevier, Recorder
Grantor HUNT MIDWEST REAL ESTATE DEVELOPMEN...
Grantee STALEY HILLS FOURTH PLAT

PROPERTY DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 25, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 0°22'18" West along the East line of said Northeast Quarter, 1016.29 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 0°22'18" West along said East line, 320.00 feet to a point on the Northerly line of STALEY HILLS – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 89°37'42" West along said Northerly line, 130.00 feet; thence North 0°22'18" East along said Northerly line, 31.94 feet; thence North 89°37'42" West along said Northerly line, 179.85 feet; thence North 0°30'49" East along said Northerly line, 38.29 feet; thence North 89°29'11" West along said Northerly line, 481.08 feet; thence South 85°36'06" West along said Northerly line, 71.70 feet; thence South 70°46'35" West along said Northerly line, 69.69 feet to a point on the Easterly line of STALEY HILLS – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 26°36'25" West along said Easterly line, 138.13 feet; thence North 26°16'09" West along said Easterly line, 50.27 feet; thence North 26°36'25" West along said Easterly line and the Easterly line of STALEY HILLS – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, 144.40 feet; thence North 72°19'45" East, 127.41 feet; thence North 87°39'27" East, 71.74 feet; thence South 89°29'11" East, 705.85 feet; thence South 89°37'42" East, 50.00 feet; thence South 0°22'18" West, 59.90 feet; thence South 89°37'42" East, 130.00 feet to the True Point of Beginning. Containing 7.42 acres, more or less.





LOCATION MAP
Sec. 25, Twp. 52 N., Rge. 33 W.
(N.T.S.)

SCALE
0' 60' 120'
1" = 60'

LEGEND

- ● – Fnd. 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- S.D.E. – Surface Drainage Easement

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 110TH TERRACE		
851.57 Feet West of the Centerline of N Wabash Avenue	1024.90	------
481.55 Feet West of the Centerline of N Wabash Avenue	1048.84	150.00'
81.55 Feet West of the Centerline of N Wabash Avenue	1021.07	70.00'
Centerline of N Wabash Avenue	1022.77	------
N WABASH AVENUE		
192.90 Feet South of the Centerline of NE 110th Terrace	1017.61	------
151.34 Feet South of the Centerline of NE 110th Terrace	1018.23	25.00'
223.66 Feet North of the Centerline of NE 110th Terrace	1029.48	87.50'
498.66 Feet North of the Centerline of NE 110th Terrace	1023.25	50.00'
548.66 Feet North of the Centerline of NE 110th Terrace	1025.20	------

This plat and survey of "STALEY HILLS – FOURTH PLAT" were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151

I HEREBY CERTIFY: that the plat of "STALEY HILLS – FOURTH PLAT" condominium subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI – JASON S. ROUDEBUSH – NUMBER PLS 2002014092 – PROFESSIONAL LAND SURVEYOR

Jason S. Roudebush MO PLS 2002014092
DATE: 4-28-10

PLAT DEDICATION:
The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

"STALEY HILLS – FOURTH PLAT"

EASEMENT DEDICATION:
An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (u/e), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtences thereto ... a valid permit from the department of public works as to utility easements, and/or written ... of the director of water services as to water main easements.

STREET DEDICATION:
Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

BUILDING LINES:
Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PRIVATE OPEN SPACE:
Private open space was previously dedicated by the Developer for Twenty-Five (25) single family units, pursuant to Section 66.129, Code of Ordinances, as amended, and shall be maintained by the Staley Hills Homes Association as described in the Declaration of Restrictions recorded with this plat.

MAINTENANCE OF TRACTS:
Tracts C and D within STALEY HILLS – FIRST PLAT is to be used as a detention facility and shall be maintained by the owners of the lots, tracts and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention and BMP Facilities Plat of STALEY HILLS – FOURTH PLAT, recorded simultaneously with this plat.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC, a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 4th day of May 2010.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC,
A Missouri Corporation

By: Ora Reynolds, Pres
Ora H. Reynolds, President

Attested By: Donald K. Hagan
Donald K. Hagan, Secretary

STATE OF MISSOURI)
COUNTY OF CLAY)
On this 4th day of May in the year 2010 before me, the undersigned, a Notary Public in and for said state, personally appeared Ora H. Reynolds, to me personally known, who being by me duly sworn, did say that she is President of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC, a Missouri Corporation, and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the date last above written.

Connie S. Thomas
Notary Public
My Commission Expires: 1-22-14

CONNIE S. THOMAS
Notary Public - Notary Seal
State of Missouri
Commissioned for Ray County
My Commission Expires January 22, 2014
Commission Number 10440...

CITY PLAN COMMISSION:
Approved: July 1, 2008.

Evert Asjes III
Chairman

John Eckardt
Asst. Secretary

PUBLIC WORKS DEPARTMENT:

Gregory J. Rokos, P.E.
City Engineer

Stanley J. Harris, P.E.
Director

COUNCIL:
This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. 080704 duly authenticated as passed this 3rd day of July 2008.

Mark Funkhouser
Mayor

Vickie Thompson
City Clerk

SEAL OF KANSAS CITY – INCORPORATED 1850 – MISSOURI

DEVELOPER: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC
ORA REYNOLDS, PRESIDENT
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
(816) 455-2500

Location: ...\Survey\Staley Hills\SH4PLAT\SH4-plat.dwg

Date of Survey	05-13-08
Revised	01-19-10
Revised	04-14-10

FINAL PLAT OF
STALEY HILLS - FOURTH PLAT
SEC. 25-T.52N-R.33W
KANSAS CITY, CLAY COUNTY, MISSOURI

Surveyed By:	RL
Reviewed By:	JSR
Drafted By:	JS
Lutjen Project No:	26101

LUTJEN
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Kansas City, MO 64151
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surveying
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landscape architecture